

RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT Water Distribution System

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J8 RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT Water Distribution System

J8.1 RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT Overview

Rhode Island Air National Guard Base at Quonset State Airport is located 20 miles south of Providence, Rhode Island and approximately 2.5 miles north of Wickford, Rhode Island. It is the home of the 143rd Airlift Wing whose mission is to provide air logistics support. The base is 79 acres of leased land. By July 2001 the base will have an additional lease for approximately 15 acres used for the development of their master plan and will allow for construction of facilities to support new C-130J transport aircraft (proposed projects are listed in J8.11). There are a total of 12 facilities on base: 4 industrial, 6 administrative and 2 services with no family housing. Current base population is approximately 360 personnel during non-drill duty days and increases to approximately 599 personnel on a drill duty weekend that occurs once per month.

J8.2 Water Distribution System Description

J8.2.1 Water Distribution System Fixed Equipment Inventory

The RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

- Building fire suppression systems
- Lawn irrigation systems

J8.2.1.1 Description

The RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT water distribution is a looped system comprised of approximately 11,000LF of water piping which is mostly

cement asbestos (approximately 7,868 LF) and cast iron pipe (approximately 2,895 LF). Pipe sizes range from 2 inch to 16 inches in diameter and are buried at a depth of between 3 feet and 5 feet. The installation dates of the system components range from 1940 to 1980. Distribution system also contains 18 fire hydrant assemblies and 32 gate valves.

J8.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT water distribution system included in the sale.

TABLE 1

Fixed Inventory

Water Distribution System RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Cement Asbestos Pipe				
	6	2988	LF	1940
	10	820	LF	1940
	16	720	LF	1940
	4	735	LF	1980
	6	228	LF	1980
	8	1222	LF	1980
	10	1155	LF	1980
Cast Iron				
	8	315	LF	1940
	10	550	LF	1940
	16	2030	LF	1940
Copper Pipe				
	4	164	LF	1980
Cast Iron Gate Valve				
	.5	2	EA	1980
	2	1	EA	1940
	2.5	1	EA	1940
	4	2	EA	1940
	4	4	EA	1980

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Cast Iron Gate Valve	6	11	EA	1940
	6	1	EA	1980
	8	2	EA	1940
	8	3	EA	1980
	10	3	EA	1940
	10	1	EA	1980
	16	1	EA	1940
Fire Hydrant Assemblies				
	NA	5	EA	1940
	NA	13	EA	1980
Post Indicator Valves	6	2	EA	1940

Notes:

PVC = Polyvinyl chloride

EA = Each

GAL= Gallon

HP = Horsepower

LF = Linear Feet

J8.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2

Spare Parts

Water System RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools

Water Distribution System RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT

Description	Quantity	Location	Maker
None			

J8.2.3 Water Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

Water Distribution System RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT

Qty	Item	Description	Remarks
1		Base Information	AutoCAD 14

J8.3 Specific Service Requirements

The service requirements for the RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*.

J8.4 Current Service Arrangement

- **Provider Name:** Rhode Island Economic Development Corp (EDC)
- **Average Usage:** 145,298 Gal/Month; 1,743,580 Gal/Year

J8.5 Secondary Metering

J8.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J8.6 below.

TABLE 5

Existing Secondary Meters

Water Distribution System RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE
AIRPORT

Meter Location	Meter Description (Type)
None	

J8.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J8.6 below.

TABLE 6

New Secondary Meters

Water Distribution System RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE
AIRPORT

Meter Location	Meter Description
None	

J8.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.
2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.
3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

J8.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes.

None

J8.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT boundaries.

J8.9 Off-Installation Sites

No off-installation sites are included in the sale of the RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT water distribution system.

J8.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7

Service Connections and Disconnections

Water Distribution System RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT

Location	Description
None	

J8.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8

System Deficiencies

Water Distribution System RHODE ISLAND AIR NATIONAL GUARD BASE AT QUONSET STATE AIRPORT

Project Location	Project Description
	<p>Although the following projects are not considered <i>system deficiencies</i>, they are included in this table to advise prospective offerors of future construction plans that may affect utility demand.</p> <ul style="list-style-type: none">• SECURITY FORCE TRAINING FACILITY, 7,500 SF, PROJECT #999127• ADD TO SQUAD OPS (BLDG 7), 6,300 SF, PROJECT #959509• REPAIR SQUAD OPS (BLDG 7), 15,740 SF, PROJECT #992809• REPLACE COMPOSITE MAINTENANCE FACILITY, 48,550 SF PROJECT #000661• CONSTRUCT MUNITIONS STORAGE COMPLEX, 1,650 SF, PROJECT #992634• CONSTRUCT BASE TRAFFIC ENTRANCE, 200 SF, PROJECT #982595• REPLACE MAINT HANGAR & SHOPS, SIZE TBD, PROJECT #959507• CONSTRUCT LIFE SUPPORT/SURVIVAL EQUIP, SIZE TBD, PROJECT #999143